

EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
AUGUST 25, 2011 (6PM)
AGENDA

1. CALL BOARD MEETING TO ORDER

2. REQUEST BY OWNERS IN ATTENDANCE OR VIA CORRESPONDENCE OR PHONE (unless it's an emergency, it'll be put on next month's agenda); Bd to consider request & possibly vote...

Each unit has about 3 minutes to address their concern to the Board or ask permission for...
#114 email

3. APPROVAL OF PRIOR MEETING MINUTES

4. TREASURER, OFFICERS & COMMITTEES (Bd to consider recommendations & possibly vote...)

See Financial Statement and/or Balance Sheet;
Operating Expenses about 14+% below budget thru end of last month
Landscape recommendations & proposals
Exercise Room improvement / renovation – update from Lisa at this time; old equipment

5. OLD BUSINESS (Board to consider, review and possibly vote on...)

- List of dry rot repair for Sea View: 7632 #245; 7610 #315 front handrail;
- 7610 Foundation (\$32.4K) & waterproofing (\$10.75K) work by Carter Const; permit delayed by City, then concrete, to be followed by waterproofing
- Inspection of foundation of all bldgs by Carter Const. (except for 7606 & 7610); to be done by end of August
- Possible policy for repairing "common area"
- Pool fence repairs / replacement – see bids
- Exterior painting – by phase?

6. NEW BUSINESS (Board to consider, review and possibly vote on...)

- Rental units, receipts of Rules & Regs & written confirmation (M. Ashby 7/30/11)
- Towing vehicles
- Recording liens – lien letter policy
- Other items to be put on next month's agenda

7. EXECUTIVE SESSION

If Needed: (Executive Session may only be used to discuss litigation, contracts with 3rd parties, member discipline, personnel, or upon an owner's request to discuss payment of assessments).

- Late payers through end of last month (balances of \$500 or more): 9
- Bankruptcy
- Foreclosure
- Litigation

8. ADJOURNMENT (Scheduled meeting – 9/8/11 @ 6PM in Meeting Rm)

egagenda.doc

Prepared By: Bartlein & Company, Inc., (805) 569-1121 Fax (805) 682-4341
3944 State Street, Suite 200
Santa Barbara, CA 93105
Email: jamesn@bartlein.com